





Property Description

This two-bedroom terrace house occupies a secluded position. The property is conveniently located to the amenities of both Staple Hill and Kingswood which are only a short distance away. These amenities include a variety of shops and supermarkets, schools, bus routes, restaurants, doctors' surgeries and dentists. Access onto the Avon ring road, for major motorway connections and to the Bristol cycle path is situated nearby.

The accommodation, in brief, comprises the ground floor, a lounge and a kitchen/diner and on the first floor there are two bedrooms and a bathroom. Additional benefits include an allocated parking space, gas central heating, UPVC double-glazed windows and a low-maintenance rear garden which is laid to a paved patio and artificial lawn.

Entrance

The front is a path to the entrance door leading from a communal private car park with allocated parking for one vehicle.

Lounge

10' 4" x 12' 4" (3.15m x 3.76m)

The lounge with wood effect laminate flooring and uPVC double glazed window to the front elevation. Stairs are on the left as you enter, complete with storage under stairs. Meterbox attached to wall, behind front door. Tv ports and radiator.

Kitchen

7' 9" x 11' 7" (2.36m x 3.53m)

Kitchen has a range of wall and base units, sleek white doors in a high gloss finish combine with brushed steel handles, wood effect worktops and metro style tiled splashback to create a contemporary feel. Radiator behind door. Integrated appliances include an electric oven, gas hob and extractor plus space for a freestanding fridge freezer. Additionally there is a door to an W/C.

Downstairs W/C

Wash basin and toilet

Bathroom

Bathroom has shower over bath, Pedestal wash basin with medicine cupboard attached to the wall above. Toilet. Double glazed window.

Bedroom One

9' 8" x 11' 8" (2.95m x 3.56m)

Bedroom has radiator and double glazed window. Double long fitted hanging bars positioned back in the wall for clothing storage.

Bedroom Two

6' 5" x 8' 2" (1.96m x 2.49m)

Bedroom has radiator and double glazed window.

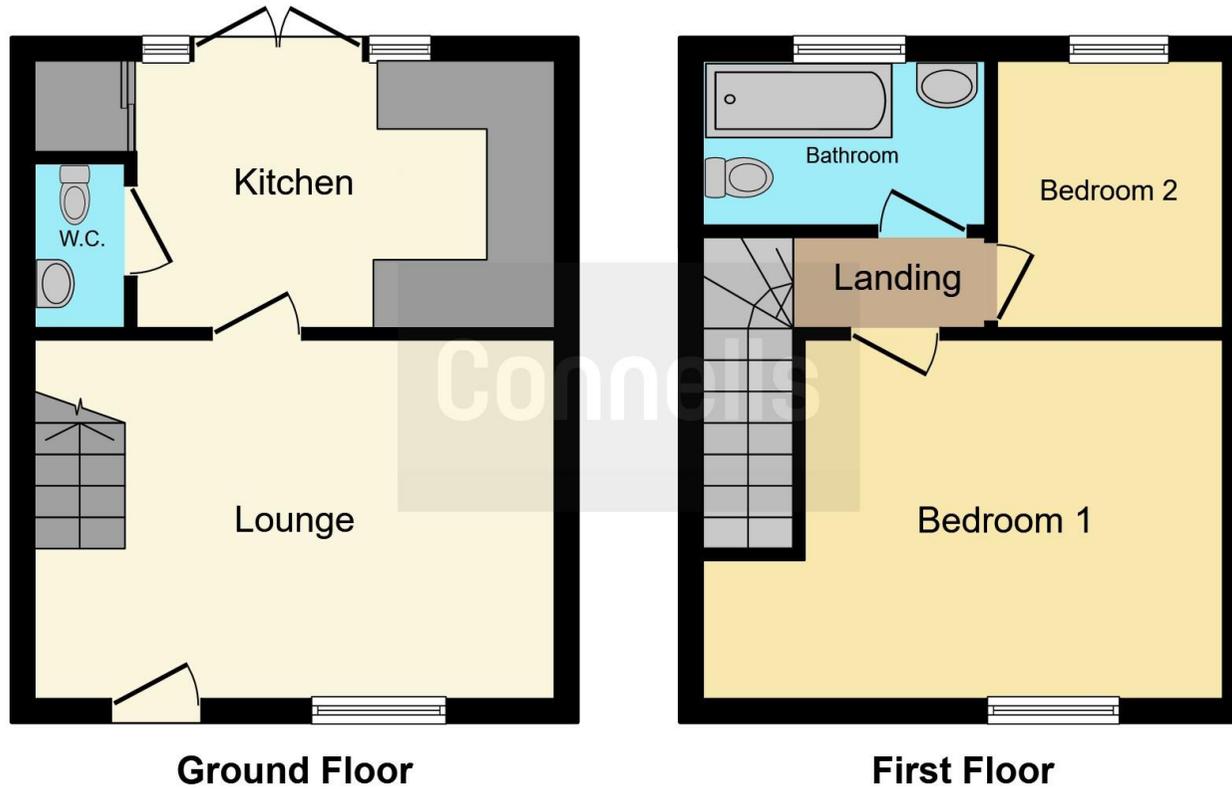
Outside

Garden is enclosed by way of timber-lap fencing and has a patio, level lawn and useful storage shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311028



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD311028 - 0007